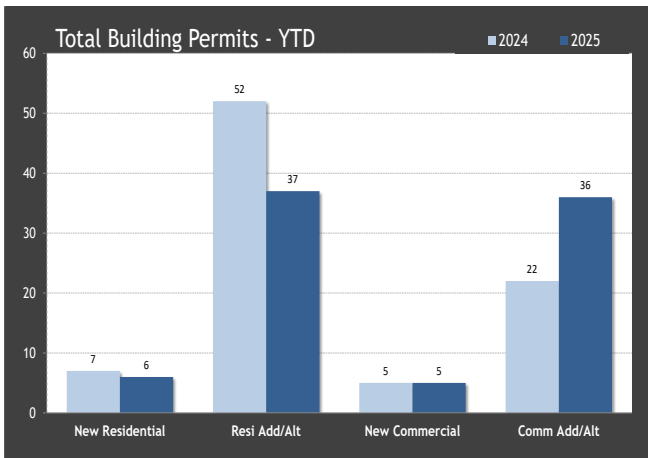




FEBRUARY 2025

# Development & Growth Management Report

## Residential & Commercial Growth



The Planning & Development Department issues and tracks building permit information in the City of Topeka.

Total building permits issued is an indicator of development activity. Comparing February 2024 to February 2025, **total building permits** decreased 2.3% (86 vs 84). Likewise, **Residential permits** decreased by 27.1% (59 vs 43) and **commercial permits** increased 51.9% (27 vs. 41).

In addition, both building square footage and building value can be evaluated to better understand the scale of investment the City of Topeka.

Comparing February 2024 to February 2025, **building square footage** decreased by 27.1% (413,949 sq. ft. vs 301,571 sq. ft.). The **value of building permits** decreased by 14.1% (\$34,455,574 vs \$29,580,592). The table below shows the **Top 10 Permits** by valuation through February 2025.

**FEBRUARY**

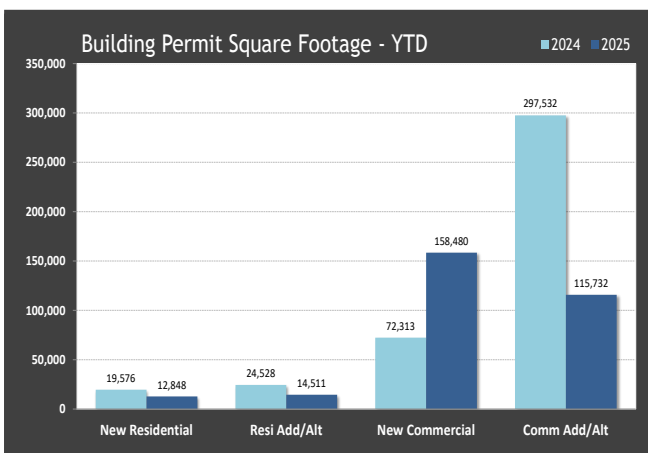
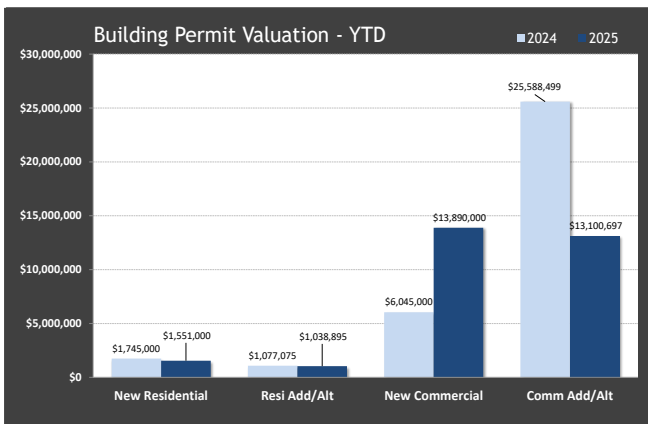
Building Permits

43

Sq. Ft.  
236,430

Value  
\$23,847,622

Housing Units  
3



\* The Top 10 Permits table includes permits with the highest project completion cost issued to date, both commercial and residential.

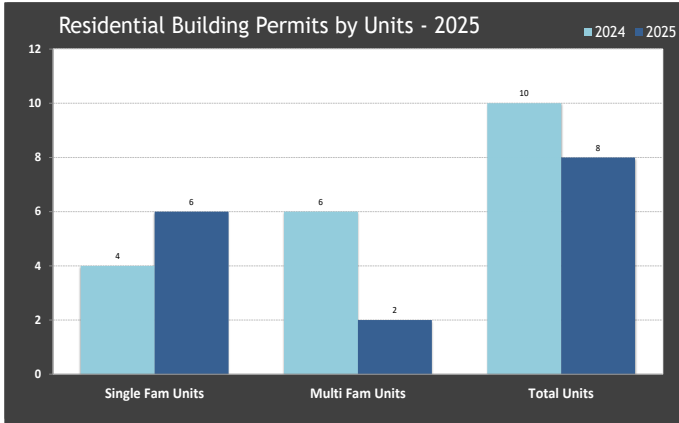
### TOP 10 PERMITS - FEBRUARY

801 NW 25TH ST	PQNEQ 3SP43WW	\$10,000,000
1234 SW POLK ST	GDGW POLK ADDITION AND REMODEL	\$5,000,000
1510 SW ARVONIA PL	CALIBER COLLISION	\$3,184,000
1615 SW WASHBURN AVE	NATIONAL POWER GENERATOR ADDITION	\$800,000
710 NW LYMAN RD	LYMAN ROAD MINI WAREHOUSES - PHASE 1	\$628,550
2504 SE 6TH AVE	GAS N SHOP	\$600,000
5200 SW WENGER ST	HONEYWELL INTELLIGRATED	\$557,803
1800 SW WANAMAKER RD	CAVA - SHELL ONLY	\$500,000
4406 SW LAKESIDE DR	LOT 12, BLOCK D - MIST HARBOR #5	\$350,000
4402 SW LAKESIDE DR	LOT 11, BLOCK D - MISTY HARBOR #5	\$350,000

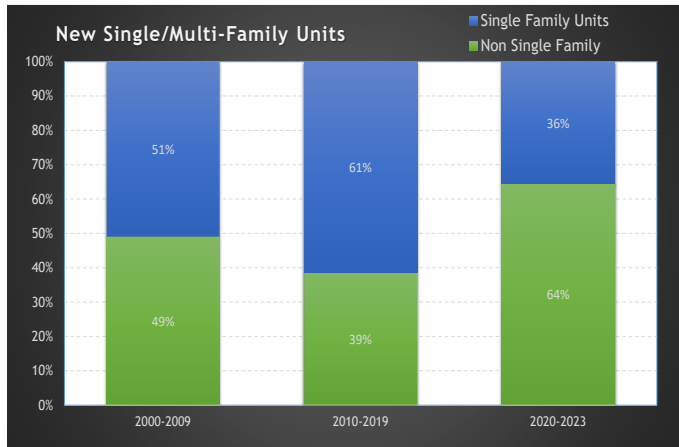


FEBRUARY 2025

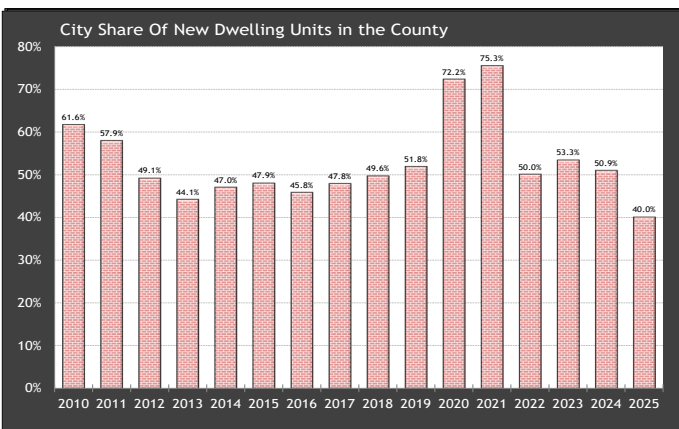
# Residential Growth



The total number of residential building permits issued in the City of Topeka are an indicator of housing growth. The number of **new residential building permits (by units)**, when comparing February 2024 to February 2025, decreased by 20% (10 vs 8). Additions and alterations decreased by 28.8% from February 2024 to February 2025 (52 vs 37).



Tracking total **new housing unit types** can be an indicator of more quality housing choices and affordability in keeping with the priorities of the City's Housing Market Study and Land Use and Growth Management Plan 2040 (LUGMP). From 2010 to 2019, the share of new non-single family units surprisingly did not grow, accounting for only 39% of new units. While the sample size is much smaller, *an important reversal of that trend (64% non-single family share)* is taking place since 2020.



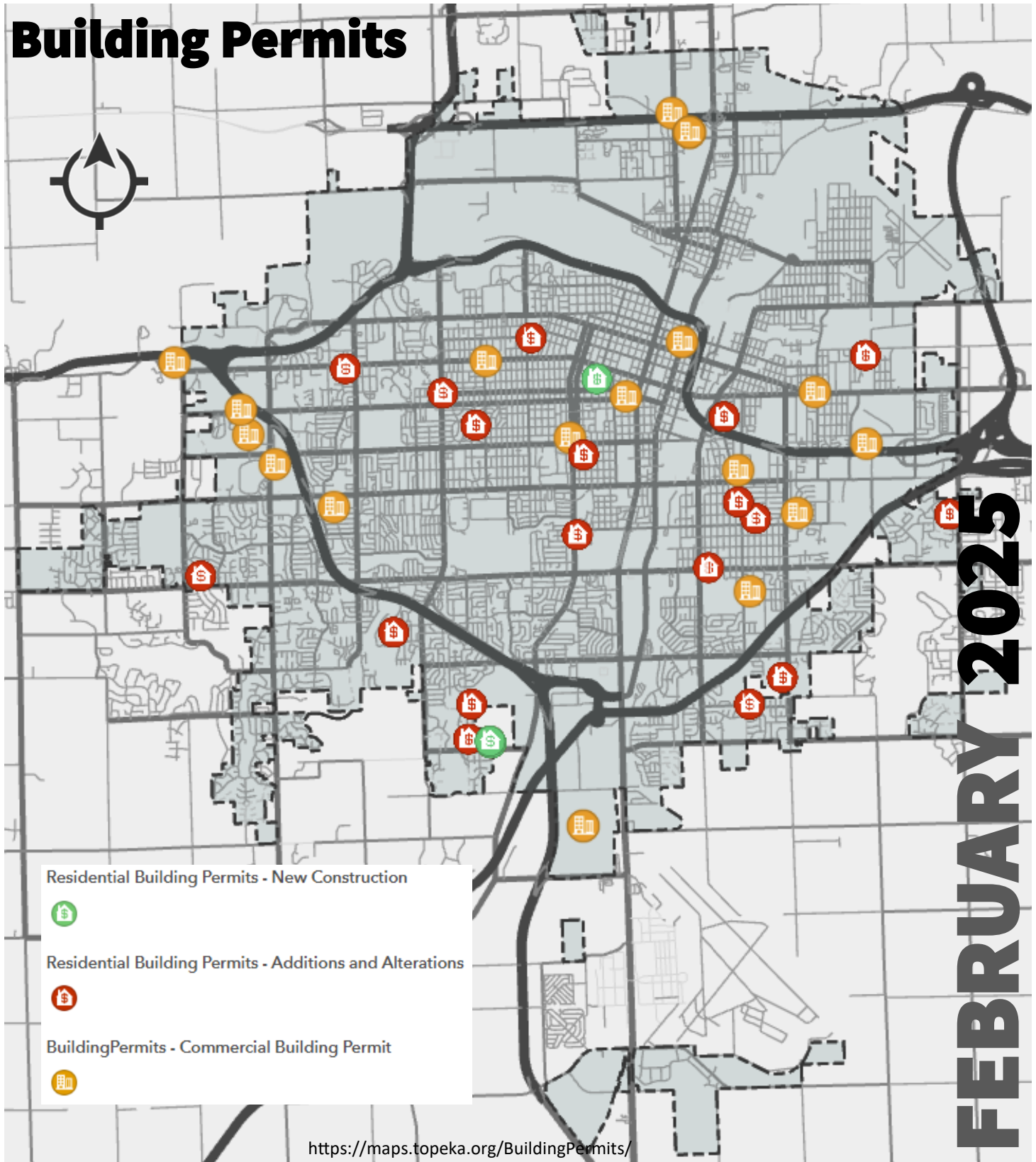
In order to evaluate 2015 policy changes made in the LUGMP, tracking the **location of new residential dwelling units** created within Topeka (City), Urban Growth Area (UGA), Extra Territorial Jurisdiction (3-mile ETJ), and Shawnee County is vital. The **City's share of new dwelling units** compared to all of Shawnee County was 40% through February 2024 (8 out of 20 units) compared to 50.9% in 2024.





FEBRUARY 2025

## Building Permits



**FEBRUARY 2025**

<https://maps.topeka.org/BuildingPermits/>



FEBRUARY 2025

# 3-Mile ETJ, UGA, and City Boundary New Housing Units — February 2025

